

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Householder Planning Application**

APPLICATION REFERENCE: PL/2025/1214

Applicant Mr Shahid Ali 22 Jutland Avenue Rochdale OL11 5DP	Agent Mr Rashid Mehmood 2A, Cook Street Bury BL9 0RP
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Part I - Particulars of Application

Proposal: Two-storey side, first floor rear extension and alteration to fenestration to front and rear elevations, including Juliet balcony to the front

Location: 22 JUTLAND AVENUE, ROCHDALE, OL11 5DP

Valid On: 4 December 2025

DECISION: REFUSE PERMISSION**Refusal(s) (3)**

- 1 By virtue of its size, height and design, the proposed two storey side extension constitutes an unsympathetic and incongruous addition to the host dwelling which fails to remain subservient to the host dwelling. The proposed extension would represent poor design and would be detrimental to the appearance of the host dwelling and wider street scene. The poor design of the proposed development is further exacerbated by the disproportionate size of the front external door and first floor window, and the addition of the Juliet balcony. The proposed development represents an unsatisfactory standard of design and constitutes undue visual harm to the character and visual appearance of the host dwelling and the wider street scene. The proposed development therefore fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document, Policy JP-P1 of the adopted Places for Everyone Joint Development and the National Planning Policy Framework.
- 2 By virtue of its siting, size and scale, the proposed two storey side extension would fail to comply with the requirements of the Standards and Guidelines for Residential Development Supplementary Planning Document and therefore the proposed development would be unduly harmful to the

amenity of number 20 Jutland Avenue through an overbearing impact upon the rear garden area, and rear facing habitable room windows of the adjacent property. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

- 3 The failure to provide a bin store to the front of the property would leave the relevant bins exposed and in a prominent position in the street scene. This would unduly harm the appearance of the street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Date of Decision: 29/01/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

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If you are unhappy with the decision to refuse permission you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.